

Board of County Commissioners

Division of Planning & Development

Development Review

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February 3, 2003 DRC Meeting

Meeting convened at 2:07 PM.

Present: Richard Helms- Development Coordinator and Acting Chairperson, Tom Mountain-Coastal Engineering, Martin Steele-Environmental Health, Skip Lukert-Building Official, Marie Keenum-911 Coordinator, Terry Neal-Attorney and Alysia Akins-Committee Secretary.

Mr. Mountain moved to approve the DRC minutes of January 27, 2003. Mr. Lukert seconded the motion and the motion carried.

Old Business-

None

New Business-

Cracker Barrel

Major Development

Engineering Plan Review

Roger Strcula, Upham, Inc., was present and requesting engineering approval on the construction of a 9984 sf building with 194 seats, 1423 sf of porch and 2830 sf of retail area. The County Engineer recommended approval of the request.

Mr. Mountain moved to approve the request for engineering plan review.
Mrs. Keenum seconded the motion and the motion carried.

Jumper Creek Manor

Medium Development

Conceptual Plan Review and RPUD Rezoning Request

Paul Furman, McKean and Associates, was present and requesting conceptual approval on the development of a 115-lot subdivision. This project was previously approved as an RV park. The proposed roads inside the subdivision will be private roads, with 50' right-of-way. The County will name the roads and provide the address numbers. The Committee discussed emergency access shown on the plans, and the surrounding properties. Mr. Furman discussed the storm water management area and recreation open space shown on the plans. This proposed development will consist of conventional homes. The County Engineer submitted nine comments to be addressed at the

preliminary review stage. Staff comments were discussed. The existing endangered wildlife survey was updated in December 2000. Due to gopher tortoises found on the property, a new site visit will need to be done. The applicant was requested to contact Public Works regarding a turn lane. The existing natural buffer and landscaping was discussed. Open space versus passive open space was also discussed. The proposed wastewater treatment plant site and spray fields were discussed. The trees to be removed from the property are shown on the plans. The right-of-way requirements for cul-de-sacs were discussed, and if the submitted plans shows any less than the requirement, a variance will be needed. The surrounding property zonings and screening requirements were discussed. If there will be any street lighting, it will need to be shown on the plans. The covenants and restrictions need to be submitted.

Mrs. Keenum moved to approve the request for conceptual plan review, subject to the staff and engineer comments being addressed on the preliminary plan submittal. Mr. Mountain seconded the motion and the motion carried.

This recommendation will be forwarded to the Zoning and Adjustment Board, who will forward their recommendation to the Board of County Commissioners. These plans need to be labeled as "Conceptual".

VOS: Arnold Palmer Signature Golf Course Country Club

Medium Development

Preliminary and Engineering Review

Ron Grant, Grant and Dzuro, was present and requesting preliminary and engineering approvals to construct a Country Club and related facilities. The County Engineer recommended approval of the request, subject to submitted comments being addressed. All staff comments have been addressed.

Mr. Mountain moved to approve the request for preliminary and engineering review, subject to the engineer comments being addressed on the final engineering plan submittal. Mr. Steele seconded the motion and the motion carried.

Shear Express, Inc.

Medium Development

Preliminary and Engineering Review

Ron Grant, Grant and Dzuro, was present and requesting preliminary and engineering approvals to construct a 5000 sf building. The County Engineer and Committee members had no comments regarding the request. All staff comments have been addressed.

Mr. Mountain moved to approve the request for preliminary and engineering review. Mrs. Keenum seconded the motion and the motion carried.

Public Forum-

Mrs. Keenum questioned Belvedere Blvd. and CR 101 road names.
Attorney Neal inquired about future development plans for the Villages.

The next meeting is scheduled for February 10, 2003.

Mrs. Keenum moved to adjourn. Mr. Mountain seconded the motion and the motion carried.

The meeting adjourned at 2:47 PM.